

**Town of Annapolis Royal
Municipal Effectiveness Advisory Committee (MEAC)
Approved Minutes
September 1, 2016 at 10:00 am**

Present: Chair Jane Nicholson, Bill MacDonald, Brian Bohaker, Ron Wesman, Alyn How, Issam Mansour, Ruth Thorbourne, Mayor Michael Tompkins (until 10:40am)

Administration: CAO Greg Barr, Recording Secretary Amy MacManus, Town Planner Chris Millier via Skype (10:45am-end of meeting)

Regrets: Vice-Chair Councillor Byron Mersereau and Councillor Paul Paquette

1. CALL TO ORDER: Chair Nicholson called the meeting to order at 10:00 am.

2. APPROVAL OF AGENDA

MOTION #MEAC-2016-SEPT-01-1

It was moved by Brian Bohaker, seconded by Ruth Thorbourne to approve the agenda as presented. Motion carried.

3. APPROVAL OF THE MINUTES – August 11, 2016

MOTION #MEAC-2016-SEPT-01-2

It was moved by Bill MacDonald, seconded by Ron Wesman to approve the minutes from August 11, 2016 as presented. Motion carried.

4. PUBLIC INPUT: N/A

5. BUSINESS ARISING

i. Sector Review – Residential

a) Heritage Property Act

Mayor Tompkins presented amendments that are going to be occurring to the Heritage Property Act and the insurance industry's reaction (the trend is for insurance companies not to insure heritage properties). The Committee discussed. It was decided that letters from particular groups such as realtors, the Annapolis Board of Trade, and the Annapolis Heritage Society will be sent to Minister Ince with copies to Premier McNeil and Mayor Tompkins. The letters will vocalize their concerns about insurance companies' unwillingness to insure heritage properties. CAO Barr will forward a copy of the original letter that was sent to groups that will be writing letters to the Minister.

b) Policies 6.2 to 6.20

The Committee and Chris Millier discussed sections 8 and 9 of the working document. Section 8, Residential Mixed Use (RMU) Zone, the third paragraph will be changed to "The Residential Mixed Use (RMU) Zone shall be applied to lands generally bounded St. James Street, Church Street, St. Anthony Street and Victoria Street and those bounded by Prince William, St. Anthony Street and Drury Lane.". Section 9, Business Uses in the Residential Designation (Policy 6.16): Chris Millier stated that The *Land-*

Use By-law should have definitions and criteria to regulate home offices. He asked that the Committee think about the percentage of properties that would be permitted to have commercial activity, the scope and scale i.e (where and how commercial uses could take place and the square footage). The Committee discussed whether renters should be permitted to operate a business in a property and permitted types of businesses. An explanatory paragraph that explains the rationale for business uses and residential designation will be added in an introductory section of the working document. It was decided that Section 6.20 would be grouped with the discussion about 6.16-6.19. Chris Millier needs clarity on scope of home-based businesses. With regards artisanal, it is a subjective term. Need to consider whether to allow or restrict storage for commercial materials for construction contractors.

'Homework' for the next meeting: committee members are to give thought to what they want to see in/on properties beside them as business owners, residents, from different points of view. Chris Millier suggested that the definition of 'home occupation', in the LUB definitions found in the binder under Part 2, Section 2.33, be examined carefully and suggested edits made. Five areas are to be considered: commercial services, personal services, retail, industrial, and professional offices. Also give consideration to provisions in Section 8.3 (R1 Zone), Section 9.4 (R2 Zone), and 9.8 (R3 Zone). Chris Millier suggested that there be one overarching policy for all residential zones.

6. CORRESPONDENCE FOR INFORMATION: N/A

7. ADJOURNMENT

MOTION #MEAC-2016-SEPT-01-3

It was moved by Bill MacDonald to adjourn the meeting at 12:00pm.

8. Next Meeting: Sept 8, 2016 at 10am and Sept 22, 2016 at 6pm

Chair Jane Nicholson

Recording Secretary Amy MacManus